

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/52 PLUMMER ROAD MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$378,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/13 LOWER DANDENONG ROAD MENTONE VIC 3194	\$355,000	20-Mar-24
712/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$390,000	21-Dec-23
206/116 BALCOMBE ROAD MENTONE VIC 3194	\$385,000	23-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 May 2024



**1/13 LOWER DANDENONG ROAD
MENTONE VIC 3194**

 1  1  1

Sold Price

^{RS}

\$355,000

Sold Date

20-Mar-24

Distance

1.49km



**712/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price

\$390,000

Sold Date

21-Dec-23

Distance

1.81km



**206/116 BALCOMBE ROAD
MENTONE VIC 3194**

 1  1  1

Sold Price

^{RS}

\$385,000

Sold Date

23-Apr-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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